



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 20, 2011  
1106-REZ-02  
Exhibit 1

**Petition Number:** 1106-REZ-02

**Subject Site Address:** 16201 Springmill Road

**Petitioner:** M&I Bank

**Request:** Change in zoning from the AG-SF1 District to the GB District

**Current Zoning:** AG-SF1

**Current Land Use:** Institutional

**Approximate Acreage:** 1.8 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioner's Proposal

**Staff Reviewer:** Kevin M. Todd, AICP

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**Petition History**

This petition was introduced at the May 9, 2011 City Council meeting and appeared before the Technical Advisory Committee on May 24, 2011. It received a public hearing at the June 6, 2011 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

The recommendation from the APC to the City Council may be made at the February 7, 2011 APC meeting.

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**Project Overview**

**Location**

The subject property is approximately 1.8 acres in size and is located on the east side of Springmill Road, just north of the entrance to the Springmill Commons shopping center (the "Property"). A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used.



### Project Description

M&I Bank is proposing to relocate its existing branch at 14841 Greyhound Court to the Property. The Greyhound Court facility will be displaced as a result of the U.S. 31 Major Moves improvements. The City's Economic Development team has been working with the bank to find a new site in Westfield for several months. The Property is the bank's preferred location in order to serve its existing customer base.

### Land Uses

The petitioner has committed to limit the permitted land uses to the following: Banks and Savings and Loan Associations, Credit Union Offices, Offices for a Real Estate Agent, Insurance Agent, Dentist, Doctor, Lawyer or similar professional occupation.

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification.

Land to the north is currently under development for single-family attached dwellings. Property to the west (across Springmill Road) is single-family residential properties. Property to the east and south has been developed as a grocery-anchored retail center, known as Springmill Commons.

### Building Elevations

The petitioner has submitted revised building elevations and has committed to construct a building that is substantially similar to the drawing.

### Vehicular Access

The City is working with the petitioner to finalize the commitments for this project, which will address the City's concerns regarding vehicular access to the Property. An update on this matter will be provided at the APC meeting. The submitted revisions include two potential plans: one showing direct access to the Property from Springmill Road, and a second one showing access from the existing commercial center.



## **Public Policy**

### **Westfield Comprehensive Plan (2007, as amended)**

According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification.

### **Westfield Thoroughfare Plan (2007, as amended)**

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Springmill Road as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet. The proposed concept plan included in Exhibit 3 accommodates a 60-foot half right-of-way along Springmill Road.

### **Water & Sewer System**

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification. The Future Land Use Map is not intended to be used as a parcel-specific map, but rather as a general guide for future development in Westfield-Washington Township.

### **2. Current conditions and the character of current structures and uses.**

A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used and the structures appear to show signs of dilapidation.



3. The most desirable use for which the land is adapted.

The proposed financial institution use would seem to be a low-impact complement to the existing uses in the vicinity. Redevelopment of the Property would eliminate an existing vacant, dilapidating structure.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Project would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

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**Staff Recommendation**

If the Advisory Plan Commission is satisfied with the revised proposal, then forward 1106-REZ-02 to the City Council with a favorable recommendation.